

ATTACHMENT H

SAMPLE ANALYSIS OF STORMWATER QUALITY IMPACTS OF PROJECTS

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February 25, 2014

TO: Samuel Dea
Special Projects Section
Department of Regional Planning

Attention Anita Gutierrez

FROM: Steve Burger
Land Development Division
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201300166
PROJECT NO. R2013-01647
MARINA DEL REY, PARCEL 44, PIER 44
4675 ADMIRALTY WAY
ASSESSOR'S MAP BOOK NO. 4224, PAGE 8, PARCEL NO. 901
LOTS 722 THROUGH 728, 744 THROUGH 758, AND 730 THROUGH 742
UNINCORPORATED COUNTY AREA OF MARINA DEL REY**

We have reviewed the site plan for the subject project in the Marina Del Rey area. The project is for the demolition of existing mixed use buildings and the construction of multiple buildings for a total buildable area of 83,778 square-feet for retail, restaurants, and promenade with parking facilities on the site fronting Admiralty Way, Bali Way and Mindanao Way. The project is proposing three boater's bathroom facilities, a "Trader Joe's" market, two-story retail store with offices on the second floor, a retail store, and a two-story waterfront-oriented restaurant.

- ☐ Public Works recommends approval of this CUP.
- ☒ Public Works does **NOT** recommend approval of this CUP.

Prior to Regional Planning's scheduling of a public hearing, the following items need to be addressed, submitted, or shown on the revised site plan:

A. Traffic

1. A traffic impact analysis (TIA) has been submitted for review and approval and comments are pending. Please contact Mr. Jeff Pletyak of Traffic and

Lighting Division at (626) 300-4721 or jplety@dpw.lacounty.gov for additional information.

For questions regarding the traffic comment, please contact Jeff Pletyak of Traffic & Lighting Division at (626) 300-4721 or jplety@dpw.lacounty.gov.

B. Road

1. Prior to our recommendation of approval and setting of final conditions, the applicant shall address the following items:
 - a. Revise the Project Information on site plan A-1 to reflect the correct Assessor's Parcel Numbers.
 - b. Show and label the curb to median curb widths, the median width, and parkway widths on both sides of Bali Way.
 - c. Identify the use of the area hatched on the site plan adjacent to the yacht club/boat repair shop (Bldg. VIII).
 - d. Additional road comments may be necessary based on the review and approval of the traffic impact analysis and comments from the Department of Beaches and Harbors.
 - e. See the attached red-lined site plan for further road comments that need to be addressed.

For questions regarding the road comments, please contact Sam Richards of Land Development Division at (626) 458-4921 or srich@dpw.lacounty.gov.

C. Drainage

1. Submit and obtain approval from Public Works for a hydrology report showing the extent of drainage impacts and provide acceptable mitigation. A review fee is required. The analysis should address increases in runoff, any change in drainage patterns, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to retention, and detention basins may be required based on geographic and adverse geotechnical

conditions. Provide engineering calculations to support sizing of retention, and detention basins. Provide approximate flood hazard if needed.

2. Submit a Water Quality Plan as part of the hydrology report.
3. Comply with the Low Impact Development (LID) Plan per County Code Section 12.84.460 as part of the drainage concept. The Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf.

For questions regarding the drainage comments, please contact Toan Duong of Land Development Division at (626) 458-4921 or tduong@dpw.lacounty.gov.

E. Geotechnical

1. Submit a geotechnical report that addresses, but not limited to, liquefaction and recommends mitigation as necessary. The site is located within a potentially liquefiable area per State of California Seismic Hazard Map – Venice Quadrangle.

For questions regarding the geotechnical comment, please contact Erick Del Bosque from Materials and Geotechnical Division at (626) 458-4925 or edelbosque@dpw.lacounty.gov.

PRIOR TO SCHEDULING A PUBLIC HEARING, AN APPROVAL LETTER FROM PUBLIC WORKS IS REQUIRED. THE FOLLOWING ARE TENTATIVE PUBLIC WORKS REQUIREMENTS.

1. Road

- 1.1 Dedicate (Set aside process) adequate right-of-way to provide an 8-foot wide sidewalk along the property frontage of Admiralty Way, Bali Way and Mindanao Way to the satisfaction of Public Works. A fee will be required for the review of the dedication documents.
- 1.2 Dedicate (Set aside process) adequate right-of-way for a corner cut-off (beginning of a curb return [BCR] to end of curb return [ECR], based on a 35 feet curb return radius, at the southeast corner of Admiralty Way and Mindanao Way, the southwest corner of Admiralty Way and Bali Way to

the satisfaction of Public Works. A fee will be required for the review of the dedication documents.

- 1.3 Dedicate (Set aside process) adequate right-of-way for an exclusive right-turn lane at the westerly end of the driveway on Admiralty Way to the satisfaction of Public Works. A fee will be required for the review of the dedication documents.
- 1.4 Construct a 35-foot curb return radius with curb ramp at the northwest corner of Admiralty Way and Mindanao Way and the southwest corner of Admiralty Way and Bali Way to the satisfaction of Public Works.
- 1.5 Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage Admiralty Way, Bali Way and Mindanao Way to the satisfaction of Public Works.
- 1.6 Reconstruct any non-ADA conforming parkway improvements (sidewalk, driveways, curb ramps, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA guidelines to the satisfaction of Public Works.
- 1.7 Provide a minimum of a 4-foot-wide sidewalk from the property line with a minimum 4-foot-wide landscape area next to the curb face with no above ground obstructions within the sidewalk area. Sidewalk pop-outs within locations where above ground obstructions will be required to comply with ADA guidelines along the property to the satisfaction of Public Works.
- 1.8 Median opening modification may be required along Admiralty Way, Bali Way and Mindanao Way to accommodate the proposed driveways as necessary, contingent upon the traffic impact analysis review, to the satisfaction of Public Works.
- 1.9 Reconstruct the pavement on Admiralty Way, Bali Way and Mindanao Way from the centerline to the edge of gutter along the property frontage to the satisfaction of Public Works.
- 1.10 Repair any curb, gutter, driveways, pavement and sidewalk damaged during construction.
- 1.11 Comply with the mitigation and/or fair share requirements set forth in the approved Traffic Study if required.

- 1.12 Plant street trees along the property frontage of Admiralty Way, Bali Way, and Mindanao Way to the satisfaction of Public Works.
- 1.13 Acquire street plan approval or direct check status before obtaining grading permit.
- 1.14 Submit a signing and striping plan as a means of mitigating any direct traffic impact as identified in the approved traffic study.
- 1.15 Submit a traffic signal plan as a means of mitigating any direct traffic impact as identified in the approved traffic study.
- 1.16 Execute an Agreement to Improve for the street improvements prior to issuance of a grading permit or a building permit, whichever comes first.

2. Grading

- 2.1 Submit a grading plan to the Land Development Division for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, MS4 permit and LID devices (if applicable), and any required landscaping and irrigation. Acknowledgement and/or approval from all easement holders may be required.
- 2.2 Acquire permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the California Coastal Commission, State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

For questions regarding the road and grading preliminary conditions, please contact Sam Richards of Land Development Division at (626) 458-4921 or srich@dpcw.lacounty.gov.

3. Water

- 3.1 Pay the fees and submit an application to Waterworks Division for any new water meter 2-inches or smaller. Any new Reduced Pressure

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Detector Assembly (RPDA)'s for onsite fire protection and/or public fire hydrants will require engineered plans and construction by the developer's private contractor. The proposed development will have an increased water demand.

For questions regarding the waterworks comment, please contact Tom Eng from Waterworks Division at (626) 300-3355 or teng@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ruben Cruz of Land Development Division at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:tb

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